Peter David Properties Ltd

Residential Sales and Lettings

32 Heathfield Road

Golcar, Huddersfield, HD7 4AT

Asking price £200,000

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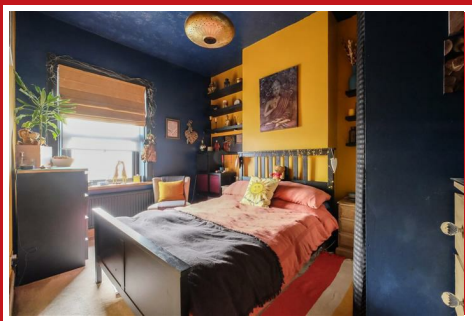


Entrance Vestibule
Enter the property via a PVCu door in to the vestibule with laminate flooring. Carpeted stairs rise to the first floor accommodation. Access to the living room.

Living Room
A spacious living room with laminate flooring. An inset fireplace with a stone hearth and feature lintel, houses a multi fuel stove and provides a lovely focal point. Access to the kitchen/dner.

Kitchen/Diner
A kitchen/diner with laminate flooring, matching wall and base units, laminate worksurfaces and perspex splashbacks. Integrated appliances comprise of: an eye level double electric oven, an electric hob, an extractor, a fridge/freezer, a dishwasher and a ceramic sink and drainer. In the dining space there is an open Victorian fireplace with a cast iron and tiled surround taking pride of place. A barn door leads out to the rear garden and double doors lead through to the conservatory. Access to the cellar

Conservatory
A useful conservatory with laminate flooring. PVCu windows to two sides and PVCu doors leading out to the rear garden.

Cellar
This useful cellar has three rooms all with electric, one with laminate flooring and PVCu window to front, an ideal storage space, a second one with vinyl flooring and having plumbing for a dishwasher and a third with stone flags and used for further storage.

Landing
Carpeted landing with access to all bedrooms and house bathroom. Stairs rise to the converted attic room.

Bedroom One
To the front is a double bedroom with a neutral carpet, shelving and wardrobe hanging space. PVCu window to front aspect.

Bedroom Two
To the rear is a second double bedroom with under stairs storage and hanging space. PVCu window to rear elevation.

Bedroom Three
To the front is a third bedroom with fitted wardrobe and PVCu window to front elevation

Bathroom
A partially tiled house bathroom with hi-gloss tiled flooring. Comprising of: WC, wash basin and bath with overhead shower. PVCu privacy window to rear elevation.

Attic Room
A spacious converted attic room, currently used a a bedroom, but could be used for a variety of purposes. Benefiting from two Velux windows providing plenty of natural light and a feature beam.

Exterior
To the rear of the property is a private and enclosed garden with an artificial lawn and a paved pathway and patio area. To the front is an enclosed yard with paved patio area and steps leading up to the property.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs.

Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

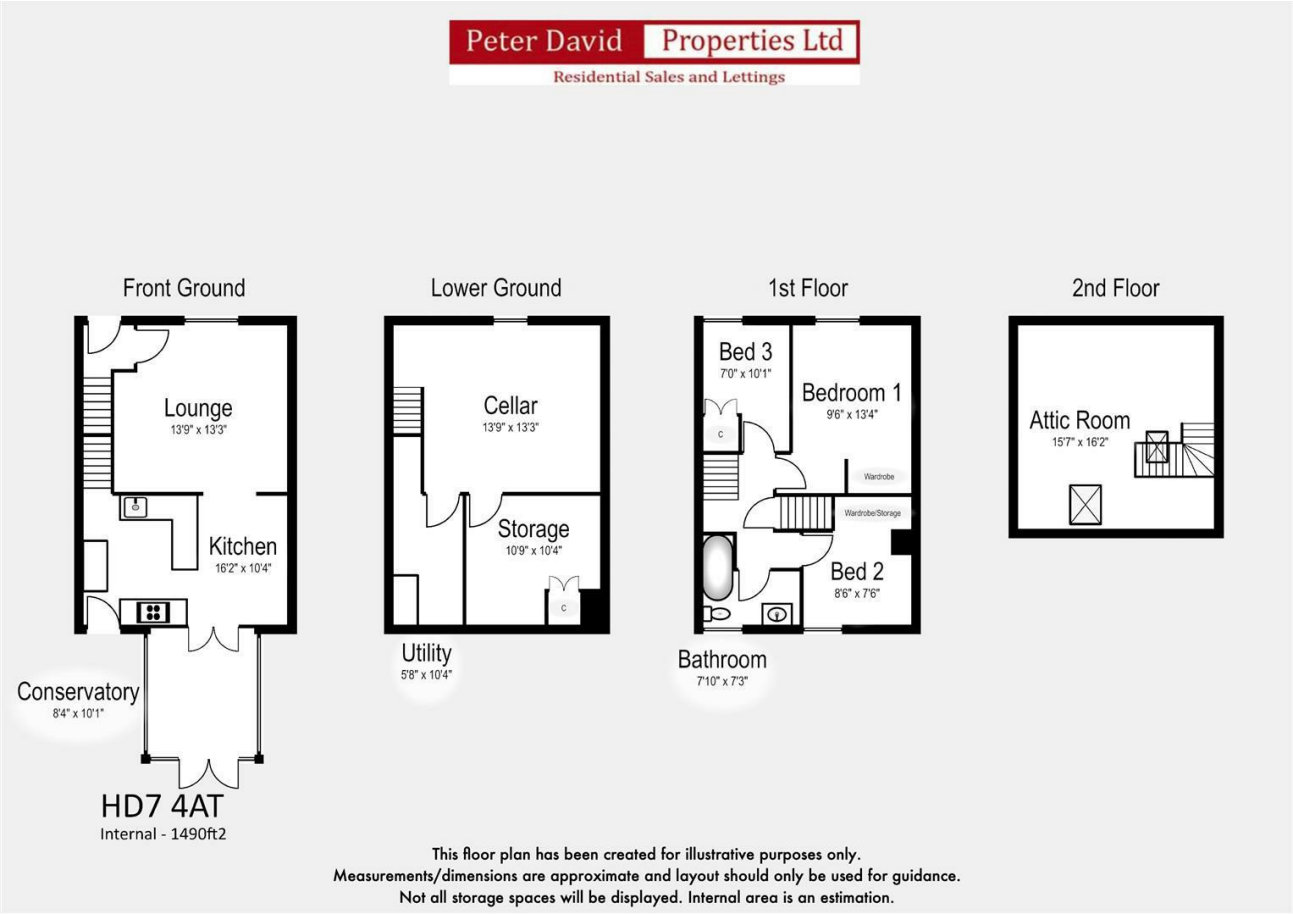
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

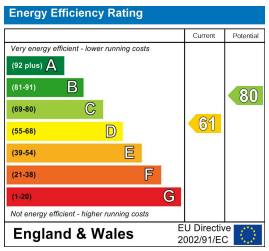
Floor Plan

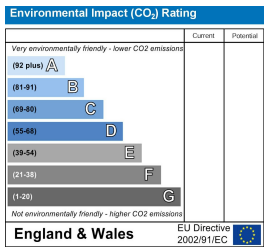


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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